



49 Bewsbury Cross Lane,
Whitfield, CT16 3EY
£795,000

colebrooksturrock.com





49 Bewsbury Cross Lane

Whitfield, Dover

A family home of impressive proportions, in a location offering the best of both worlds, enjoying countryside and convenient amenities close by.

Situation

Bewsbury Cross Lane is situated in the much favoured Old Quarter of Whitfield, conveniently positioned for local amenities, yet on the edge of a popular village environment heading out towards countryside. A range of shops, post office and public houses are available, together with primary and secondary schooling and nearby superstores. Regular bus services provide access to the larger centre of Dover. This seaside town is dominated by views of Dover Castle and the White Cliffs, whilst also offering a stylish marina, beach and promenade as well as a busy working port. Whitfield has benefitted from the Eastry bypass and has excellent links with the A2 connecting to the Cathedral City of Canterbury. Rail services from Dover and Martin Mill connect to main line services including the Javelin High Speed to London St Pancras.

The Property

An attractive, detached family home with impressive proportions, designed and built for the owners in 1997. Every room feels bright, substantial and purposeful, ideal for a family and with provision for generous storage. A wide central reception hall sets the tone of this sizeable property, with all the key reception rooms leading off it. The sitting room is dual aspect with sliding doors to the garden. The kitchen has abundant space for a breakfast table with a further formal dining room adjoining. The utility room is again ample, with a cloakroom conveniently situated by the back door. There are two additional, versatile reception rooms, intended as a home office, playroom or gym. On the first floor, a turned staircase leads to a spacious open landing with a recess used as a relaxed seating area. There are five large double bedrooms, one currently an ideal games room, together with a family bathroom. The

master bedroom has its own en-suite shower room.

Outside

The property is set back from the lane with a smart gated entrance and sweeping block driveway, providing parking for numerous vehicles, together with an integral garage. Raised borders, mature hedging and a beautiful walnut tree, present a sheltered setting. The fully enclosed rear garden is private and mainly laid to lawn with a shaped patio along the rear elevation, a summer house looking back towards the house and storage sheds to one side.

Services

All mains services are understood to be connected to the property.

Tenure

Freehold

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Current Council Tax Band: G

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Entrance Hall

20' 5" x 10' 0" (6.22m x 3.05m)

Sitting Room

23' 8" x 13' 7" (7.21m x 4.14m)

Study

11' 7" x 10' 0" (3.53m x 3.05m)

Dining Room

15' 9" x 12' 9" (4.80m x 3.88m)

Kitchen/Diner

25' 0" x 12' 9" (7.61m x 3.88m)

Utility Room

13' 7" x 8' 0" (4.14m x 2.44m)

Cloakroom

9' 1" max x 5' 4" at widest (2.77m x 1.62m)

Play Room/Gym

13' 8" x 11' 2" (4.16m x 3.40m)

First Floor

Landing

25' 0" x 10' 0" (7.61m x 3.05m)

Master Bedroom

16' 6" x 13' 7" (5.03m x 4.14m)

Ensuite Shower Room

6' 9" x 5' 9" (2.06m x 1.75m)

Bathroom

11' 7" x 10' 0" (3.53m x 3.05m)

Bedroom Two

17' 5" x 13' 8" (5.30m x 4.16m)



Ground Floor
Approx. Floor
Area 1845 Sq.Ft.
(171.4 Sq.M.)



First Floor
Approx. Floor
Area 1702 Sq.Ft.
(158.1 Sq.M.)

Total Approx. Floor Area 3547 Sq.Ft. (329.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom Three

12' 10" x 12' 1" (3.91m x 3.68m) plus recess

Bedroom Four

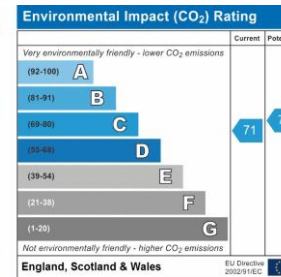
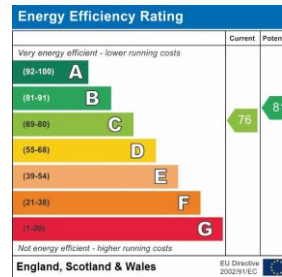
16' 0" x 12' 6" (4.87m x 3.81m)

Bedroom Five

14' 1" x 11' 7" (4.29m x 3.53m)

Garage

18' 7" x 13' 7" (5.66m x 4.14m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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